

Greater **Brush Prairie**

Neighborhood Association

P.O. Box 103, Brush Prairie, WA 98606-0103

greaterbrushprairie@gmail.com

August 2014

836-5620

Greater Brush Prairie Neighborhood

General Meeting

Development Projects in Brush Prairie

**Saturday, September 20th
3:00 – 4:30 PM**

*(This is the same day as the
Brush Prairie Parade @ 10:00AM)*

Hockinson Fire Station,
Fire District #3
17718 NE 159th Street
Brush Prairie, WA 98606

Proposed Agenda

- Cedars Lots 1 & 8 Development (149th Avenue) Decision
- Cedars Landing Development Hearing
- Glen Prairie Development
- Developments along 152nd Avenue in Brush Prairie
- Annexation Activities

BG Hearing Examiner Approves Cedars Lots 1 & 8 Development

by Mark Gawecki

The following is a short summary of the Final Order for the Cedars Lots 1 & 8 Development Project, also known as the 149th Avenue Development Project.

The entire text of the sixteen page document is available through the following link:

<https://www.cityofbg.org/DocumentCenter/View/2138>

The applicant, Haertl Development Company, requests approval to divide the roughly 6.94-acre site consisting of lots 1 & 8 of the Cedars Phase II subdivision into 13 residential lots and 4 environmental tracts.



*View of 149th Avenue at Cedars Lot 1 & 8 subdivision,
just north of Cedars at Salmon Creek Club House. 13
single family lots planned.*

Professional engineer Chris Robertson and project manager Bill Saunders appeared on behalf of the applicant. Mr. Robertson accepted the findings and conditions in the Staff Report, as modified, without

Cedars Lots 1 & 8 Development (Continued)

objections or corrections. Mr. Saunders testified that The Cedars Phases II, III and Cedars East developments never adopted the CC&Rs that apply to Cedars Phase I as expressly required by the text of the CC&Rs. The CC&Rs are not binding on Lots 1 & 8 of Cedars Phase II.

Attorney Mark Stoker appeared on behalf of the owners of the five remaining lots in The Cedars Phase II development. He argued that the proposed subdivision of Lots 1 & 8 of The Cedars Phase II will alter the Cedars Phase II plat. Therefore RCW 58.17.215 requires the applicant submit a plat alteration signed by a majority of the owners of the lots within the Cedars Phase II PUD. In addition the proposed subdivision will violate the CC&Rs of the Cedars PUD.

Neighbor Janet Hoppe-White testified against the proposal arguing that the road modification request would create a safety hazard. She submitted photos.

Neighbor Maureen De Armond testified that the staff report contained conflicting statements regarding endangered species.

Carol Opatrny argued that the CC&Rs for the Cedars PUD were adopted in 1973 and apply to all five phases of the Cedars PUD.

Mark Gawecki argued that the proposed development will impact views from existing homes north of the site.

At the end of the hearing the examiner held open the public record for all parties to submit and respond to new testimony and evidence regarding the application. The record in this case closed July 9th, 2014.

On July 22nd, 2014 hearing examiner Joe Turner concluded that the Cedars Lots 1 & 8 Subdivision should be approved subject to conditions of approval such as staff approval of final engineering plans, pre-construction surety bond requirements, formal training in erosion control measures, installation of storm water treatment and control facilities, permanent physical demarcation between houses and wetland habitat buffers.

This Final order may be appealable to the Washington Superior Court per RCW 36.70C within 21 calendar days after the issuance of the decision. August 12th, 2014 is the last day to appeal.

Cedars Landing Development Public Hearing Final Decision by September 5th

By Mark Gawecki

Author's note: *The City of Battle Ground will not issue official minutes from this hearing so below are my notes from the hearing. I apologize for any inaccuracies.*



Cedars Landing Site showing dirt road on 157th Avenue with gate. 168 lots proposed.

On July 30th, 2014 hearing examiner Joe Turner reviewed the record and heard public testimony regarding the proposal to subdivide 56 acres into 162 single family residential lots. The Cedars Landing site is located between SE 25th Street and the Cedars Golf Course, Battle Ground, WA. Access to the site will be provided by extension of NE 157th Avenue which connects directly to SE Eaton Boulevard.

There were 19 neighbors in the audience, including property owners William Saunders Jr. and Gordy Jolma.

Battle Ground staff members Erin Erdman, Sam Crummett, Ryan Jeynes, and Scott Sawyer reviewed their report and made recommendations to the hearing examiner. Sam Crummett pointed out that the site had been annexed into the City a few years ago and zoned R-3.

The SEPA decision is final as of 5:00 PM today (July 30th, 2014). Fish and Wildlife asked for more than is required and made a few suggestions about the wildlife buffer. There was discussion about the interpretation of the **Neighborhood Design Standard** which describes the size of the lots abutting existing residential property.

Cedars Landing Development (Continued)

Attorney Randy Printz testified in length in support of the project. He mentioned density transfer issues, minimum and average lot size, sewers, and traffic issues. He said the City has no regulation on the number of houses that can be accessed by a one road entry (like 157th Avenue). Traffic studies have shown that the 55 second traffic delay rule can easily be met. A full archeological study has been completed and The Department of Archeological and Historic Preservation sent a letter of approval on July 30th, 2014. Airport runway concerns near the development are not an issue.

Six neighbors testified against the project. John McAleer, professional pilot, discussed safety issues surrounding the airport and the proposed development. RCW 36.70.547 describes general aviation airports and the siting of incompatible uses. The siting of incompatible uses adjacent to such airports should be discouraged. He submitted documents describing the Federal Aviation Administration's Runway Protection Zone (RPZ). He suggested the developer get involved in a project to extend the airport runway to the west for safety reasons.

Paul Lee, civil engineer, challenged the validity of the traffic safety reports. He is concerned about the impact of increased traffic on his private road. He said he will monitor traffic levels and take legal action against the City if necessary.

Mel Carstetter is concerned about the high speeds on Eaton Boulevard. Karen Trumbell is concerned about the wildlife in adjacent county lands and school overcrowding due to the development. Lee Levanen talked about the buffering requirements to a 2.5 acre property. Should abutting property be 1.875 acres?

Mark Gawecki said he was uncomfortable the way the archeological studies were handled and care should be taken to respect the Battle Ground Native American history.

In the staff rebuttal there was more discussion of the development abutting existing properties. The regulations are subject to different interpretation. Scott Sawyer discussed how similar traffic studies could have different results depending on the time of day or season of the year performed. Randy Printz said the developer's plan exceeded the City code for wetland buffers. He said a full archeological study was performed and approved by a state agency.

Hearing examiner Joe Turner ruled that the record be held open until August 8th, 2014 for applicant to submit additional information regarding the **Neighborhood Design Standards**. Following that review the record will be held open until August 15th, 2014 for staff and neighbors to review and comment. The applicant then has until August 22nd, 2014 for a final rebuttal. The hearing examiner will make a decision within two weeks of the final rebuttal, no later than September 5th, 2014.

Notes from Fire District 3

by Ray Steiger

We want to thank all of the volunteers and customers for our very successful Annual Pancake Breakfast and Open House on Saturday, May 31st. We estimate 2,500 people attended and the proceeds from this event went to the Brian Epp family.

Our annual Fire Risk Survey team went into action at the end of June and have contacted 240 homeowners so far this year. This year's team is composed of Emily Hylton, who was with us last year, and former Fire Cadet Sam Geogioff. Both of these two young employees are from the local area. They will be done August 15th to return to their college studies.

The goal of Fire District 3 is to make homeowners aware of things they can do to help protect their homes from wildfire, which is known as creating a "Defensible Space". Any local resident wishing to have a survey done may contact the Fire District at 892-2331.

Fire District 3 sent 5 firefighters to assist on the Central Washington fires in late July. They are Battalion Chief Jeff Stewart, Captain Mel Hall, Firefighters Craig Martinell, Andrew Wolf, and Taylor Jackson. All 5 are now back safe and sound.

Construction Begins on Prairie Glen Subdivision

By Peter Barber

Construction recently began on the Prairie Glen Subdivision, located between NE 152nd Avenue and NE 167th Avenue, south of NE 180th Street, and north of NE 172nd Way (parcel number: Tax Lot 13

Prairie Glen Subdivision (Continued)

(194776)). Part of the 40 acre parcel (9.43 acres) is being developed by Talon Homes, Inc.

This property is heavily forested, contains dense underbrush, and has extensive wetlands. Access to the development is through a new road by way of NE 167th Avenue through adjacent Tax Lots 12, 15 and 63, entering the site at the northeast corner.

A private landowner granted an easement through his property to allow the construction of this access road. The site is located in the rural area abutting the urban growth boundary, which runs along the north boundary of the parcel.



Clearing land around wetland at Prairie Glen Subdivision with eight big lots

Clark County approved the development of 9.43 acres to provide eight residential lots originally in 2008, with final approval being given earlier this year.

The remaining property has been placed into a Habitat Conservation Covenant that specifically prohibits the construction of fences across the habitat area, the clearing of native vegetation (both dead and alive), the removal of downed woody debris, the dumping of yard wastes, and any other physical alteration of the land that degrades habitat functionality. The site is located within the Hockinson School District and Fire District #3.

The developer and contractor have been very cooperative in the dealings with the owners of Lot 3, which has an easement across it to bury power and water lines, and have agreed to restore their property to the way it was.

8th Annual Brush Prairie Spirit Parade

September 20th, 10AM

By Julie Kim

Our 8th Annual Brush Prairie Spirit Parade will be on Saturday, Sept. 20th at 10:00am. We are excited to announce that the parade theme is "***The Best of Brush Prairie.***" We will not have judging, this year, because **EVERYONE'S A WINNER!**

Parade applications can be picked up at The General Store or the Post Office. The application can either be mailed or dropped off at the Brush Prairie General Store, 15320 NE Caples Rd, PO Box 10, Brush Prairie, WA 98606. The entry fees are \$10 for individuals and non-profits, \$20 for groups and businesses. The prices go up by \$5 after September 15th. Children under 12 can enter for free. Political entries are \$40. Proceeds from this event will fund future community events and parades.

Free meals will be served at the end of the parade route courtesy of Bethel Lutheran Church and La Iglesias de Dios de la Profecia Church. If there are any questions, you can email me at hj66mustang@msn.com or leave a message at the General Store phone 254-9139.



8th Annual Brush Prairie Spirit Parade

Saturday, Sept. 20st at 10:00AM

Theme: “*The Best of Brush Prairie*”

Everyone is a winner

**For Everyone’s Safety: Large vehicles, 2 spotters are recommended, 1 for each side.
No Candy or souvenirs are to be thrown from any parade entries.**

SCHEDULE OF EVENTS

8:00 am REGISTRATION opens and **PARADE LINE UP** @ Prairie Bar and Grill on Caples Rd
10:00 am PARADE BEGINS (Total parade length is 1/2 mile)

FEES

INDIVIDUALS /NON-PROFIT: \$10.00 after 9/15/13 \$15.00 CHILDREN (Under 12) Free
GROUPS/BUSINESS: \$20.00 after 9/15/13 \$25.00 ALL POLITICAL ENTRIES: \$40.00

REGISTRATION FORM

Please fill out form at bottom.

Make Check or Money Order Payable to: GBPNA
(Greater Brush Prairie Neighborhood Association)
Detach and Mail/Take to: The General Store.
P.O. Box 10
Brush Prairie, WA 98606

For all **questions**, please phone:

COMMITTEE PARADE CHAIRPERSON
Julie Kim (360) 254-9139
(Proceeds from this event will fund future
Community Events & Parades)

A signed registration form is required for every entry

NAME OF ENTRANT _____ CONTACT PERSON _____

(or Organization)

MAILING ADDRESS _____ CITY _____

STATE _____ ZIP _____ PHONE/CELL _____ E-MAIL _____

LENGTH OF ENTRY (in feet)/number of vehicles _____

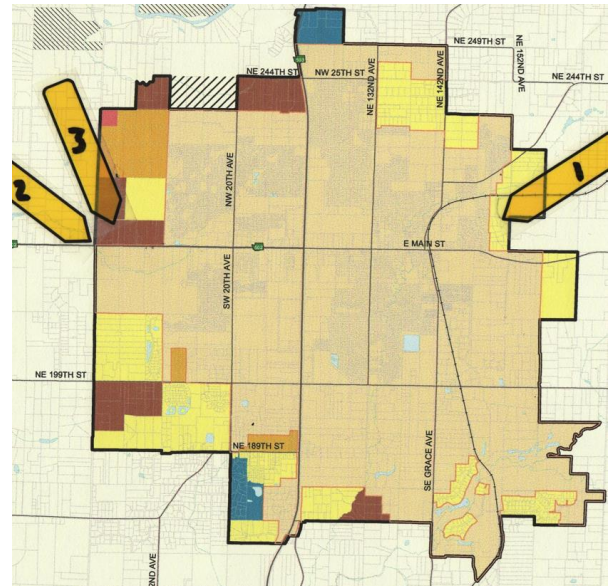
What do you want our P.A. Announcer to say about your entry? _____

In consideration of your accepting my entry in Brush Prairie Spirit Parade, I hereby waive, release, and discharge the GBPNA committee and its sponsors from any and all liability from injury, illness, &/or damages that may occur as a consequence of participation in this event. I do hereby release and discharge Clark County Public Works and the Clark County Sheriff Department, and their officers, agents, and employees from all claims, demands, and causes of action of every kind whatsoever for any damages and, or, injuries which may result from the Brush Prairie Spirit Parade, involving the county roads. I authorize the sponsors of the event to use my name and pictures of me without obligation or liability to myself. This release and waiver of liability also shall be binding on my heirs, executors and administrators. My participation in this event is purely voluntary and not related in anyway to my employment of any member of my family. The Organization Representative named here as participant in the Brush Prairie Spirit Parade, warrants that he/she is empowered to sign for the apply entrant.

SIGNED: _____ DATE: _____
(Signature of parent or guardian if under 18)

By Mark Gawecki

2. The 92nd Avenue Annexation is a technical adjustment of a legal description concerning a small parcel of land at the intersection of NE 92nd Avenue and NE 219th Street. This has something to do with the widening of SR 502. (See page B9 in the July 30th, 2014 *Reflector* for a complete description.)
3. The West Main Annexation is an island extending north and west from the intersection of NE 102nd Avenue and 219th Street. (See page B9 in the July 30th, 2014 *Reflector* for complete description.) The Battle Ground City Council decided to annex through Resolution No. 14 – 11. This island annexation method is outlined in *RCW 35A.14.295, .297, and .299*. The effective date of the annexation is September 4th, 2014. This annexation ordinance shall be subject to referendum 45 days after its passage. **This annexation process is very similar to the potential annexation process for the Cedars Islands.**



Battle Ground Annexation Areas

By Carol Opatrny

Most recently, the board decided at a June 24 hearing to adopt population and employment allocations for each city and the unincorporated area of the county. The board also adopted planning assumptions, principles and values to guide the update process and agreed to suspend the annual plan amendments for 2015 and 2016. These decisions are the foundation of the 2035 comprehensive plan update.

Comprehensive Plan (Continued)

The next step is to develop land use alternatives representing the range of options that will be considered for distribution of population, employment and development from 2015 to 2035. This work will be in continued cooperation with the cities of Battle Ground, Camas, La Center, Ridgefield, Vancouver, Washougal and Woodland and the town of Yacolt.

Impacts of these alternatives will be studied and compared during the environmental review process required under the State Environmental Policy Act (SEPA). Clark County will seek public input on the alternatives during a process called “*scoping*.”

Here are dates and locations of open houses for the scoping process:

- **Tuesday, Aug. 19, 7-8:30 PM**
Vancouver Community Library, 901 C St.
- **Wednesday, Aug. 20, 7-8:30 PM**
Lacamas Lake Lodge, 227 NE Lake Road, Camas
- **Wednesday, Aug. 27, 7-8:30 PM**
Ridgefield Community Center, 210 N. Main Ave.
- **Thursday, Aug. 28, 7-8:30 PM**
Battle Ground Community Center, 912 E. Main St.

For more information, go to
www.clark.wa.gov/Planning/2016update/index.html
 To request email bulletins, contact
commplanning@clark.wa.gov

New Developments in the 152nd Avenue Corridor of Brush Prairie

All photographs in this newsletter were taken in late July 2014 by Mark Gawecki.



Small development next to Fly for Fun airport on 152nd Ave. and 91st Street across from York Elementary School



Pacific Oaks on 152nd Avenue, just north of the new Dunning Meadows subdivision. Equipment staged next to barn. 128 lots proposed.



Schoen Development on 152nd Avenue, just north and west of Pacific Oaks. Major wetland work showing green space with orange fabric



Cedars Village Site showing driving range where development will start. 117 lots will dramatically change the character of Cedars Neighborhoods.

Greater Brush Prairie Neighborhood Association
P.O. Box 103
Brush Prairie, WA 98606

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Greater Brush Prairie Neighborhood Association

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greaterbrushprairie@gmail.com

August 2014

836-5620

GBPNA Meeting

September 20th
Saturday
3:00 – 4:30 PM
Hockinson
Fire Station
17718 NE 159th St
Brush Prairie, WA 98606

Please ensure that you're
receiving emails from us.
If there's another way for
us to contact you, please
call 836-5620.

Members of the GBPNA Executive Board

| | | | |
|------------|---------------|----------|--|
| President: | Rob Pearson | 836-5620 | greaterbrushprairie@gmail.com |
| VP: | Jenni Pearson | 836-5620 | greaterbrushprairie@gmail.com |
| Secretary: | Mark Gawecki | 666-3398 | msgawecki@comcast.net |
| Treasurer: | Ray Steiger | 687-7378 | steiger@teleport.com |

Web: www.greaterbrushprairie.blogspot.com/
Facebook: [facebook.com/GreaterBrushPrairieNeighborhoodAssociation](https://www.facebook.com/GreaterBrushPrairieNeighborhoodAssociation)

Our Boundaries

| | |
|--------------|---|
| West | NE 72nd Ave |
| South | NE 119th St., SR-503, NE 99th St., NE 96th St. |
| East | NE 212th Ave. |
| North | NE 159th St., NE 156th St., Salmon Creek to SR-503, SR-503 north to Battle Ground City boundary, Battle Ground City boundary to NE 199th St., NE 187th Ave., NE 219th St. |

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